



Federal Emergency Management Agency

Washington, D.C. 20472

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IN REPLY REFER TO:

Case No.: 96-09-046P

The Honorable Stephen T. Bradhurst
Chairman, Washoe County
Board of Commissioners
P.O. Box 11130
Reno, Nevada 89520-0027

Community: Washoe County, Nevada

Community No.: 320019

Panel Affected: 32031C3325 E

Effective Date of

This Revision: **APR 30 1996**

102-I-C

Dear Mr. Bradhurst:

This is in response to a request for a revision to the effective Flood Insurance Study and National Flood Insurance Program (NFIP) map for your community. Specifically, this responds to a letter dated February 8, 1996, from Mr. James P. Haddan, C.E., P.L.S., Haddan Engineering, regarding the effective Flood Insurance Rate Map (FIRM) for Washoe County, Nevada and Incorporated Areas. Mr. Haddan requested that the Federal Emergency Management Agency (FEMA) revise the effective FIRM to show the effects of a channel modification and stormwater detention project at Lightning "W" Ranch along Big Canyon Creek (also known as Musgrove Creek), from approximately 700 feet upstream to approximately 7,000 feet upstream of U.S. Highway 395, and along two unnamed washes just south of Big Canyon Creek, from approximately 400 feet upstream of U.S. Highway 395 to their upstream limits of flooding, on the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This request follows up on a Conditional Letter of Map Revision, which was issued on April 13, 1994.

All data required to complete our review of this request were submitted with Mr. Haddan's letters dated October 12, 1995, and February 8, 1996. All fees necessary to process this Letter of Map Revision (LOMR), a total of \$1,610, have been received.

We have completed our review of the submitted data and the flood data shown on the effective FIRM, and have revised the FIRM to modify the floodplain boundary delineations of the base flood along Big Canyon Creek and the two unnamed washes.

The FIRM has been revised to show decreases in the width of the Special Flood Hazard Area (SFHA) and shifts in the SFHA boundary delineations along Big Canyon Creek from approximately 700 feet upstream to approximately 7,000 feet upstream of U.S. Highway 395. The maximum decrease in SFHA width, approximately 500 feet, occurs just downstream of State Route 3. The FIRM has also been revised to show an expansion of the SFHA to show the diversion of a portion of the Big Canyon Creek base flood discharge into a detention basin north of Big Canyon Creek. The attenuated peak flow is then released into a channel that empties into Big Canyon Creek approximately 3,500 feet downstream of the diversion. At the eastern end of the project site, a portion of the flood discharge is released into Washoe Lake through culverts beneath U.S. Highway 395. The remainder of the discharge will flow north toward the lake in the area between Whitman Street and U.S. Highway 395. Portions of the area currently designated Zone X, an area of minimal flooding outside the boundaries of the flood having a 0.2-percent

chance of being equaled or exceeded in any given year, have been redesignated Zone A, an area inundated by the base flood with no base flood elevations determined. Based on hydrologic data, the SFHA will be removed along two unnamed washes just south of Big Canyon Creek and north of Franktown Road from approximately 700 feet upstream of U.S. Highway 395 to the upstream limits of flooding.

The modifications are shown on the enclosed annotated copy of FIRM Panel 32031C3325 E. This LOMR hereby revises this panel of the effective FIRM dated September 30, 1994.

The revisions are effective as of the date of this letter; however, a review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

Due to present funding constraints, we must limit the number of physical map revisions processed. Consequently, we will not republish the FIRM for your community to reflect the modifications described in this LOMR at this time. However, when changes to FIRM Panel 32031C3325 E for your community warrant a physical revision and republication in the future, we will incorporate the modifications described in this LOMR at that time.

This response to Mr. Haddan's request is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development, including this request, and for ensuring that necessary permits required by Federal or State law have been received. With knowledge of local conditions and in the interest of safety, State and community officials may set higher standards for construction, or may limit development in floodplain areas. If the State of Nevada or your community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence.

The basis of this LOMR is, in whole or in part, a channel-modification/culvert project. NFIP regulations, as cited in Paragraph 60.3(b)(7), require that communities assure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management regulations. Consequently, the ultimate responsibility for maintenance of the channel modification/culvert rests with your community.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare an article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

The map panel as listed above and as revised by this letter will be used for all flood insurance policies and renewals issued for your community.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as

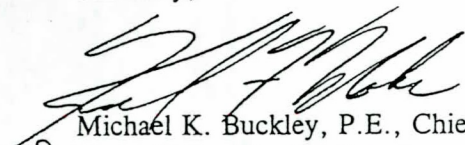
amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications made by this LOMR. Our records show that your community has met this requirement.

A Consultation Coordination Officer (CCO) has been designated to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Kevin J. Clark
Acting Director, Mitigation Division
Federal Emergency Management Agency, Region IX
The Presidio of San Francisco, Building 105
San Francisco, California 94129-1250
(415) 923-7177

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the CCO for your community at the telephone number cited above. If you have any technical questions regarding this LOMR, please contact Mr. John Magnotti of our staff in Washington, DC, either by telephone at (202) 646-3932 or by facsimile at (202) 646-4596.

Sincerely,


Michael K. Buckley, P.E., Chief
Hazard Identification Branch
Mitigation Directorate

Enclosure

cc: Mr. David T. Price, P.E.
Engineering Division
Washoe County Department of Public Works

Mr. James P. Haddan, C.E., P.L.S.
Haddan Engineering

